BEAVERTON
2016 HOUSING FORUM

House Size Changes Over Last 60 Years

YEAR	HOME SIZE	FAMILY SIZE	SQ.FT. / PERSON
1950	983	3.8	258.7
2008	2500	2.6	961.5

2008

1950
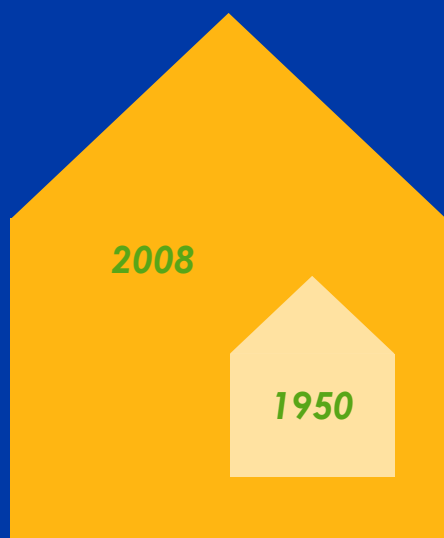
Data Source: Orange Splot LLC

CONTACT

Cadence Moylan
Development Manager
cmoylan@BeavertonOregon.gov
503.526.2213

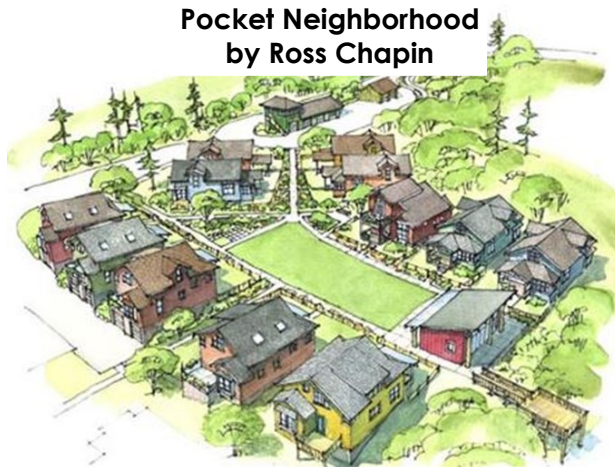## Beaverton
OREGON

DENSITY IN NEIGHBORHOODS

Over the next twenty years, the number of households in Beaverton will increase by more than 25%, and yet the amount of undeveloped land within the city limits is quite small. One of the key solutions is to increase density in Beaverton's current neighborhoods, without sacrificing the character that current residents enjoy. Increased density can come in many forms—duplexes, cottage clusters, townhomes, tiny homes, accessory dwelling units (ADU), and many more. Join us to discuss what forms are desirable for Beaverton.

## BACKGROUND

Pocket Neighborhood by Ross Chapin

There has been plenty of conversation about the "housing crisis" we are facing in our region, and the good news is that new housing construction is really starting to increase to meet the estimated demand. Part of the difficult question for us today is: where will all the new housing go? While multi-family residential construction has increased much more rapidly than single-family residential construction following the Great Recession, it is clear that many individuals and families still desire to live in a single-family home.

Beaverton has traditionally had a slightly higher concentration of multi-family housing relative to the rest of the region, and this likely won't change in the coming few years. However, many of our single-family neighborhoods will see increased development pressure in the near future, and we have an opportunity to talk about how we want any potential redevelopment to occur. In particular, we have a chance to build neighborhoods that maintain the best of local character - our amazing parks, good access to main roads, and safe streets – while improving neighborhood centers to make communities more walkable and inclusive for residents of all ages. This is particularly important in light of recent research from the AARP, indicating that 62% of Millennials and 49% of Baby Boomers want to live in close proximity to a mix of shops, offices, and restaurants.
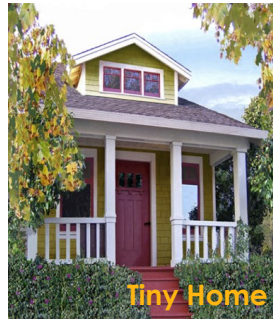
For more information, visit: www.BeavertonOregon.gov/Housing-Community
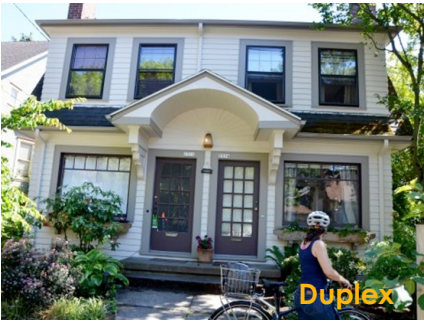
Duplex · Tiny Home · Townhouse · ADU

So-called 'Missing Middle' houses are one way we can attempt to take advantage of this opportunity. These home types are compatible with our existing single-family neighborhoods but can increase density and provide more housing options to Beaverton residents. Responding to increasing demand, Missing Middle housing can create a more walkable suburban city, increase access to our beautiful parks and civic amenities, and provide more sustainable communities by providing high-quality, smaller homes that blend into the surrounding single-family neighborhoods.

Multi-plex · Cottage Cluster

Photos from Eli Spevak—Orange Splot LLC

RESOURCES

- Metro News, "The Rundown: What's holding housing back?"
  http://www.oregonmetro.gov/news/rundown-whats-holding-housing-back

- Opticos Design, Inc., "How Does Missing Middle Housing Fit Within Walkable Communities?"
  http://opticosdesign.com/missing-middle-housing-fit-within-walkable-communities/

- AARP, "5 Questions for Architect Daniel Parolek About 'Missing Middle Housing'"
  http://www.aarp.org/livable-communities/housing/info-2016/missing-middle-housing-daniel-parolek.html

- National Association of Home Builders, "the Missing Middle"
  http://opticosdesign.com/wp-content/uploads/2014/02/nahb_bal_2014winter-mm-article-only.pdf

- Opticos Design, Inc., "Missing Middle Housing is Everywhere in 2016 Housing Trends"
  http://opticosdesign.com/missing-middle-housing-is-everywhere-in-2016-housing-trends/

For more information, please visit: www.BeavertonOregon.gov/Housing-Community

MISSION

The City of Beaverton's Housing Implementation Team is an interdepartmental team dedicated to ensuring city housing related activities aim at providing a variety of housing types for a broad spectrum of incomes and lifestyles and to promoting successful communication to both internal and external housing partners.

Beaverton
O R E G O N